

NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION AND PUBLIC HEARING

(Form DS1308)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and public hearing pursuant to Clark County Code (CCC) Section 40.510.030 and applicable code sections as listed below.

The Clark County Hearings Examiner will conduct the public hearing on **June 8, 2006 at 6:00 P.M.**, at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30pm.

At the hearing, the Examiner will consider the following:

Project Name: Steve Duch Moritorium Wavier

Case Number: FOR2006-00029

Location: NE 179th Place

Request: Extinguishment of 6 year moratorium for a proposed land division in the R-5 zoning District.

Applicant/ Owner: Steve Duch
1982 Naplews Street N
Salem, OR 97303

Contact Person: Same as above

Hearing Examiner: Richard Forester

Staff Contact: Jim Vandling, Extension 4714

Neighborhood Contact: No mapping, but a courtesy copy has been sent to: Neighborhood Advisory Council of Clark County (NACCC) Art Stubbs, Vice Chair
6804 NE 86th Court; Vancouver, WA 98662

Date this Public Notices Issued: April 28, 2006

Legal Description of Property:

(Parcel Number 278403-000) Tax Lot 47, Section 30, Township 5 North, Range 3 East of the Willamette Meridian

Approval Standards/Applicable Law:

Clark County Code Sections: 40.510 (Procedures); Chapter 40.260.080 (Forest Practices); Chapter 40.350 (Roads); Chapter 40.380 (Storm Water and Erosion Control); Chapter 40.450 (Wetlands), Chapter 40.440 (Habitat Conservation); Chapter 40.430 (Geologic Hazard Areas); Chapter 15 (Fire Code); Chapter 40.220.010 (Single Family Residential Zoning District); Title 40.540 (Land Division); Title 40.610 (Zoning Code); and RCW 76.09 (Forest Practices - State Statutes) WAC 222

Application & Fully Complete Date:

Application Filed: March 31, 2006
Fully Complete: April 14, 2006

Staff Report Timelines/Process:

Staff reports, agendas, and/or SEPA reviews and determinations will be available for review at least fifteen (15) calendar days before the hearing date. Information regarding this application may be obtained by contacting **Jim Vandling at (360) 397-2375, Ext. 4714** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday - Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Testimony Process:

Any person wishing to present testimony should arrive by **6:00 p.m.** at the Public Service Center, 6th floor, 1300 Franklin Street, Vancouver, Washington.

Faxed & Written Testimony

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: **Jim Vandling**. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, PO Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Customer Service Center by **1:00 P.M., the day of the hearing**. Other written or verbal testimony may be presented and considered at the public hearing.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeal Process:

The Hearing Examiner normally issues a decision within two weeks of the public hearing. In accordance with Clark County Code 40.510.030(H), appeals of Hearing Examiner decisions must be filed with the Board of County Commissioners within fourteen (14) days of the mailing of the Hearing Examiner's written decision. Hearings Examiner decisions on any SEPA appeal cannot be further appealed to the Board of County Commissioners. Such appeals must pursue judicial review.

Appeals must be in writing and contain a brief statement describing why the Hearing Examiner's decision is in error. The appeal must be accompanied by check in the amount of **\$266**. Checks shall be made payable to the Board of County Commissioners.

Accommodation of Physical Impairments:

The Customer Service Center is wheelchair accessible. For persons requiring auxiliary aids or special arrangements in order to participate in this hearing, please contact the Development Services Division as far in advance of the hearing date as possible. To request these arrangements, please contact Susan Rice at (360) 397-2375, Ext. 4075 call the Telecommunications Device for the Deaf (TDD) line at (360) 397-6057.

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or Contact Jim Vandling at james.vandling@clark.wa.gov